



**Balance Sheet**

Fall Creek Homeowners Association, Inc.  
End Date: 10/31/2020

Date: 11/11/2020  
Time: 12:48 pm  
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	Operating	Reserve	Total
<b>Assets</b>			
<b>Current Assets</b>			
Veritex Bank Operating	\$210,817.73	\$0.00	\$210,817.73
Veritex Bank Money Market	\$0.00	\$1.71	\$1.71
Veritex Bank Operating Fairway Crossing	\$113,881.88	\$0.00	\$113,881.88
Veritex Bank Reserve Fairway Crossing	\$0.00	\$42,606.45	\$42,606.45
Veritex Bank Operating Serrano Creek	\$34,757.32	\$0.00	\$34,757.32
Veritex Bank SC Reserve	\$0.00	\$8,033.70	\$8,033.70
Veritex Bank Social Committee Debit Card	\$5,273.90	\$0.00	\$5,273.90
Veritex Bank Tennis Team Operating	\$14,506.04	\$0.00	\$14,506.04
Pacific Premier Money Market	\$0.00	\$5,478.44	\$5,478.44
Pacific Premier ICS	\$0.00	\$9,178.35	\$9,178.35
Pacific Premier Operating Money Market	\$240,298.63	\$0.00	\$240,298.63
Pacific Premier Operating Money Market ICS	\$773,907.56	\$0.00	\$773,907.56
Alliance *6017 52w 1.25% CDARS	\$0.00	\$1,021,162.84	\$1,021,162.84
Alliance Capital Reserve	\$0.00	\$3,837.76	\$3,837.76
Alliance Fairway Crossing Reserve	\$0.00	\$3,815.46	\$3,815.46
Alliance Serrano Creek Reserve	\$0.00	\$3,831.84	\$3,831.84
AAB Capital Reserve 12m .75% 10/9/21 *5601 CD	\$0.00	\$105,273.94	\$105,273.94
AAB Fairway Crossing 12m .75% 10/9/21 *0945 CD	\$0.00	\$35,423.19	\$35,423.19
AAB Serrano Creek 12m .75% 10/9/2021 *2519 CD	\$0.00	\$90,443.53	\$90,443.53
AAB ICS Capital Reserve	\$0.00	\$100,577.95	\$100,577.95
AAB ICS Fairway Crossing Reserve	\$0.00	\$31,313.43	\$31,313.43
AAB ICS Serrano Creek Reserve	\$0.00	\$85,872.94	\$85,872.94
<b>Total: Current Assets</b>	<b>\$1,393,443.06</b>	<b>\$1,546,851.53</b>	<b>\$2,940,294.59</b>
<b>Accounts Receivable</b>			
Accounts Receivable	\$366,281.66	\$0.00	\$366,281.66
Allowance For Doubtful Accounts	(\$66,702.53)	\$0.00	(\$66,702.53)
Due from Operating - FC	\$156,555.18	\$0.00	\$156,555.18
Due from Operating - SC	\$76,143.15	\$0.00	\$76,143.15
Due from Operating to FC Reserve	\$0.00	\$870.00	\$870.00
Due from Operating to SC Reserve	\$0.00	\$934.95	\$934.95
Due From Operating to Reserve	\$0.00	\$2,016,673.70	\$2,016,673.70
A/R Other	(\$12,450.00)	\$0.00	(\$12,450.00)
<b>Total: Accounts Receivable</b>	<b>\$519,827.46</b>	<b>\$2,018,478.65</b>	<b>\$2,538,306.11</b>
<b>Other Assets</b>			
Prepaid Insurances	\$15,834.90	\$0.00	\$15,834.90
Prepaid Expenses	\$36,576.70	\$0.00	\$36,576.70
<b>Total: Other Assets</b>	<b>\$52,411.60</b>	<b>\$0.00</b>	<b>\$52,411.60</b>
<b>Total: Assets</b>	<b>\$1,965,682.12</b>	<b>\$3,565,330.18</b>	<b>\$5,531,012.30</b>
<b>Liabilities &amp; Equity</b>			
<b>Current Liabilities</b>			
Accounts Payable	\$24,237.85	\$0.00	\$24,237.85
Accrued Expenses	\$527.65	\$0.00	\$527.65
Due to FC Reserve	\$870.00	\$0.00	\$870.00
Payable to SC Reserve from SC Operating	\$934.95	\$0.00	\$934.95
Payable to Reserve	\$2,016,673.70	\$0.00	\$2,016,673.70
Due to Fairway Crossing	\$156,555.18	\$0.00	\$156,555.18
Due to Serrano Creek	\$76,143.15	\$0.00	\$76,143.15
Deferred Revenue	\$478,146.80	\$0.00	\$478,146.80
Deferred Revenue - Fairway Crossing	\$15,633.40	\$0.00	\$15,633.40
Deferred Revenue - Serrano Creek	\$8,400.00	\$0.00	\$8,400.00
Fall Creek CSO - Enhancement Fee	\$73,961.17	\$0.00	\$73,961.17
Clubhouse Rental Deposits	\$550.00	\$0.00	\$550.00
Deposits - ARC	\$67,357.92	\$0.00	\$67,357.92
Prepaid Assessments	\$73,710.65	\$0.00	\$73,710.65



**Balance Sheet**  
 Fall Creek Homeowners Association, Inc.  
 End Date: 10/31/2020

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	Operating	Reserve	Total
A/P Spectrum Collections	\$48,954.15	\$0.00	\$48,954.15
<b>Total: Current Liabilities</b>	<b>\$3,042,656.57</b>	<b>\$0.00</b>	<b>\$3,042,656.57</b>
<b>Equity</b>			
Retained Earnings - Operating Fund	(\$1,573,711.44)	\$0.00	(\$1,573,711.44)
Fairway Crossing Operating Fund	\$178,940.97	\$0.00	\$178,940.97
Serrano Creek Operating Fund	\$81,570.83	\$0.00	\$81,570.83
Fairway Crossing Reserve Fund	\$0.00	\$144,543.96	\$144,543.96
Serrano Creek Reserve Fund	\$0.00	\$185,845.21	\$185,845.21
Reserve Fund	\$0.00	\$3,224,282.71	\$3,224,282.71
<b>Total: Equity</b>	<b>(\$1,313,199.64)</b>	<b>\$3,554,671.88</b>	<b>\$2,241,472.24</b>
<b>Total Net Income Gain / Loss</b>	<b>\$236,225.19</b>	<b>\$10,658.30</b>	<b>\$246,883.49</b>
<b>Total: Liabilities &amp; Equity</b>	<b>\$1,965,682.12</b>	<b>\$3,565,330.18</b>	<b>\$5,531,012.30</b>



**Income Statement**  
 Fall Creek Homeowners Association, Inc.  
 10/31/2020

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Income</b>							
4050-00 Interest Income - Operating	\$185.03	\$-	\$185.03	\$1,586.19	\$-	\$1,586.19	\$-
4110-00 Maintenance Assessment	247,066.66	239,890.83	7,175.83	2,394,939.97	2,398,908.30	(3,968.33)	2,878,690.00
4111-01 Fairway Crossing Assessment	7,816.66	7,875.00	(58.34)	78,166.60	78,750.00	(583.40)	94,500.00
4111-02 Serrano Creek Assessment	4,200.00	4,200.00	-	42,000.00	42,000.00	-	50,400.00
4115-00 Pro-rated Assessment	1,730.30	-	1,730.30	4,585.71	-	4,585.71	-
4117-00 Fall Creek Commercial/Comm Services - Shared	-	16,666.67	(16,666.67)	196,000.00	166,666.70	29,333.30	200,000.00
4120-00 Builder Assessment	(2,333.34)	-	(2,333.34)	2,973.18	-	2,973.18	-
4135-00 Capital Improvement Fee	4,735.00	-	4,735.00	113.50	-	113.50	-
4210-00 Late Fee Income	3,934.93	-	3,934.93	64,178.44	-	64,178.44	-
4220-00 Fine Income	-	-	-	750.00	-	750.00	-
4230-00 Gate Entry Access Income	100.00	-	100.00	800.00	-	800.00	-
4230-01 Gate Entry Access Income - FC	-	-	-	650.00	-	650.00	-
4230-02 Gate Entry Access Income - SC	100.00	-	100.00	350.00	-	350.00	-
4235-00 Amenity Access Income	75.00	291.67	(216.67)	1,160.00	2,916.70	(1,756.70)	3,500.00
4236-00 Clubhouse Rental and Cleaning	-	833.33	(833.33)	(1,320.00)	8,333.30	(9,653.30)	10,000.00
4237-00 Clubhouse Rental	-	833.33	(833.33)	1,600.00	8,333.30	(6,733.30)	10,000.00
4238-00 Clubhouse Rental - Officer Fee	-	-	-	320.00	-	320.00	-
4240-00 Security Reimbursement - WCID 96	27,979.60	27,979.58	0.02	279,796.00	279,795.80	0.20	335,755.00
4251-00 Allowance for Delinquent Assessments 5%	-	(5,225.00)	5,225.00	-	(52,250.00)	52,250.00	(62,700.00)
4253-00 Delinquent Assessments 5%- FC	-	-	-	(217.30)	-	(217.30)	-
4260-00 Foundation Income	-	-	-	1,037.50	-	1,037.50	-
4265-00 Tennis Income	-	1,000.00	(1,000.00)	12,765.59	10,000.00	2,765.59	12,000.00
<b>Total Income</b>	<b>\$295,589.84</b>	<b>\$294,345.41</b>	<b>\$1,244.43</b>	<b>\$3,082,235.38</b>	<b>\$2,943,454.10</b>	<b>\$138,781.28</b>	<b>\$3,532,145.00</b>
<b>Total OPERATING INCOME</b>	<b>\$295,589.84</b>	<b>\$294,345.41</b>	<b>\$1,244.43</b>	<b>\$3,082,235.38</b>	<b>\$2,943,454.10</b>	<b>\$138,781.28</b>	<b>\$3,532,145.00</b>
<b>OPERATING EXPENSE</b>							
<b>General Maintenance</b>							
5110-00 General Maint./Repairs	11,530.63	7,500.00	(4,030.63)	71,886.51	75,000.00	3,113.49	90,000.00
5110-01 General Maint./Repairs - FC	1,373.10	416.67	(956.43)	2,933.76	4,166.70	1,232.94	5,000.00
5110-02 General Maint./Repairs - SC	386.35	83.33	(303.02)	1,420.68	833.30	(587.38)	1,000.00
5111-00 Lighting Repair & Maintenance	1,703.25	2,291.67	588.42	11,808.08	22,916.70	11,108.62	27,500.00
5140-00 Landscape Maintenance Contract	85,604.79	76,454.17	(9,150.62)	833,722.86	764,541.70	(69,181.16)	917,450.00
5145-00 Landscape Extras & Improvement	5,061.78	20,833.33	15,771.55	179,750.77	208,333.30	28,582.53	250,000.00
5145-01 Landscape Extras & Improvement - FC	633.26	500.00	(133.26)	6,199.18	5,000.00	(1,199.18)	6,000.00
5145-02 Landscape Extras & Improvement - SC	-	500.00	500.00	12,586.95	5,000.00	(7,586.95)	6,000.00
5150-00 Irrigation Maint/ Repairs	2,847.05	7,500.00	4,652.95	53,801.04	75,000.00	21,198.96	90,000.00
5151-00 Irrigation Maint/ Repairs - SC	417.80	416.67	(1.13)	3,909.43	4,166.70	257.27	5,000.00
5152-00 Irrigation Maint/ Repairs - FC	307.02	416.67	109.65	3,097.46	4,166.70	1,069.24	5,000.00
5155-00 Fence Maintenance & Repair	22,758.64	3,333.33	(19,425.31)	83,125.11	33,333.30	(49,791.81)	40,000.00
5156-00 Fence Maintenance/Repair- FC	-	833.33	833.33	-	8,333.30	8,333.30	10,000.00
5157-00 Fence Maintenance/Repairs- SC	-	416.67	416.67	-	4,166.70	4,166.70	5,000.00
5160-00 Cleaning Services	1,743.47	2,083.33	339.86	20,513.98	20,833.30	319.32	25,000.00
5170-00 Site Signs	-	666.67	666.67	-	6,666.70	6,666.70	8,000.00
5175-00 Sign Maintenance	-	583.33	583.33	-	5,833.30	5,833.30	7,000.00
5180-00 Pest Control	-	1,083.33	1,083.33	8,150.47	10,833.30	2,682.83	13,000.00
5185-00 Holiday Decorating	16,835.31	2,833.33	(14,001.98)	16,835.31	28,333.30	11,497.99	34,000.00
<b>Total General Maintenance</b>	<b>\$151,202.45</b>	<b>\$128,745.83</b>	<b>(\$22,456.62)</b>	<b>\$1,309,741.59</b>	<b>\$1,287,458.30</b>	<b>(\$22,283.29)</b>	<b>\$1,544,950.00</b>
<b>Utilities</b>							
5220-00 Water / Sewer	29,647.27	15,000.00	(14,647.27)	161,334.04	150,000.00	(11,334.04)	180,000.00
5230-00 Streetlight Electric	17,839.95	20,000.00	2,160.05	170,618.81	200,000.00	29,381.19	240,000.00
5240-00 Telephone	1,163.62	1,166.67	3.05	5,246.45	11,666.70	6,420.25	14,000.00
5240-01 Telephone - FC	-	116.67	116.67	2,924.95	1,166.70	(1,758.25)	1,400.00



**Income Statement**  
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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5240-02 Telephone - SC	\$-	\$100.00	\$100.00	\$3,595.18	\$1,000.00	(\$2,595.18)	\$1,200.00
5250-00 Gas Service	147.79	333.33	185.54	2,465.92	3,333.30	867.38	4,000.00
5260-00 Cable TV	106.75	133.33	26.58	1,037.18	1,333.30	296.12	1,600.00
5270-00 Trash Collection	357.65	425.00	67.35	4,000.36	4,250.00	249.64	5,100.00
<b>Total Utilities</b>	<b>\$49,263.03</b>	<b>\$37,275.00</b>	<b>(\$11,988.03)</b>	<b>\$351,222.89</b>	<b>\$372,750.00</b>	<b>\$21,527.11</b>	<b>\$447,300.00</b>
<b>Administrative</b>							
5300-00 Interest Expense	-	-	-	65.40	-	(65.40)	-
5310-00 General Administrative	6,860.60	4,166.67	(2,693.93)	36,934.86	41,666.70	4,731.84	50,000.00
5311-00 Meeting Expense	1,904.70	250.00	(1,654.70)	4,077.25	2,500.00	(1,577.25)	3,000.00
5325-00 Storage Fees	-	108.33	108.33	1,470.00	1,083.30	(386.70)	1,300.00
5335-00 Internet/Web Services	3,551.86	1,500.00	(2,051.86)	30,031.27	15,000.00	(15,031.27)	18,000.00
5360-00 Office Supplies	-	20.83	20.83	-	208.30	208.30	250.00
5370-00 Licenses/Fees/Permits	-	83.33	83.33	180.00	833.30	653.30	1,000.00
5380-00 Contributions/Donations	-	833.33	833.33	6,720.00	8,333.30	1,613.30	10,000.00
5390-00 Misc. Expenses	-	-	-	31.55	-	(31.55)	-
<b>Total Administrative</b>	<b>\$12,317.16</b>	<b>\$6,962.49</b>	<b>(\$5,354.67)</b>	<b>\$79,510.33</b>	<b>\$69,624.90</b>	<b>(\$9,885.43)</b>	<b>\$83,550.00</b>
<b>Professional Services</b>							
5402-00 Other Professional Services	-	83.33	83.33	-	833.30	833.30	1,000.00
5410-00 Management Fee	14,548.02	16,666.67	2,118.65	131,567.35	166,666.70	35,099.35	200,000.00
5420-00 Audit	-	625.00	625.00	6,100.00	6,250.00	150.00	7,500.00
5425-00 Tax Preparation	-	41.67	41.67	-	416.70	416.70	500.00
5430-00 Legal	424.50	1,250.00	825.50	10,103.73	12,500.00	2,396.27	15,000.00
5450-00 Pool/Rec. Ctr. Administration	1,995.00	2,083.33	88.33	19,950.00	20,833.30	883.30	25,000.00
<b>Total Professional Services</b>	<b>\$16,967.52</b>	<b>\$20,750.00</b>	<b>\$3,782.48</b>	<b>\$167,721.08</b>	<b>\$207,500.00</b>	<b>\$39,778.92</b>	<b>\$249,000.00</b>
<b>Insurance &amp; Taxes</b>							
5540-00 Insurance Expense	17,435.98	5,000.00	(12,435.98)	150,328.30	50,000.00	(100,328.30)	60,000.00
5550-00 Taxes	25.03	750.00	724.97	4,038.45	7,500.00	3,461.55	9,000.00
<b>Total Insurance &amp; Taxes</b>	<b>\$17,461.01</b>	<b>\$5,750.00</b>	<b>(\$11,711.01)</b>	<b>\$154,366.75</b>	<b>\$57,500.00</b>	<b>(\$96,866.75)</b>	<b>\$69,000.00</b>
<b>Lake Maintenance</b>							
5620-00 Lake Maintenance	2,332.79	1,500.00	(832.79)	22,268.15	15,000.00	(7,268.15)	18,000.00
5620-01 Lake Maintenance - FC	1,741.68	1,125.00	(616.68)	14,881.62	11,250.00	(3,631.62)	13,500.00
5620-02 Lake Maintenance - SC	1,462.88	1,125.00	(337.88)	10,726.86	11,250.00	523.14	13,500.00
5630-00 Lake Chemicals	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
5630-01 Lake Chemicals - FC	-	166.67	166.67	17.38	1,666.70	1,649.32	2,000.00
5630-02 Lake Chemicals - SC	-	166.67	166.67	272.80	1,666.70	1,393.90	2,000.00
5640-00 Lake Fountain Maint.	-	375.00	375.00	-	3,750.00	3,750.00	4,500.00
<b>Total Lake Maintenance</b>	<b>\$5,537.35</b>	<b>\$4,708.34</b>	<b>(\$829.01)</b>	<b>\$48,166.81</b>	<b>\$47,083.40</b>	<b>(\$1,083.41)</b>	<b>\$56,500.00</b>
<b>Security Expense</b>							
5750-00 Patrol Services	36,277.00	35,833.33	(443.67)	360,583.90	358,333.30	(2,250.60)	430,000.00
5760-00 Alarm Monitoring	-	37.50	37.50	-	375.00	375.00	450.00
5770-00 False Alarms	150.00	41.67	(108.33)	1,285.00	416.70	(868.30)	500.00
<b>Total Security Expense</b>	<b>\$36,427.00</b>	<b>\$35,912.50</b>	<b>(\$514.50)</b>	<b>\$361,868.90</b>	<b>\$359,125.00</b>	<b>(\$2,743.90)</b>	<b>\$430,950.00</b>
<b>Committees</b>							
5810-00 Community Events	4,029.33	3,750.00	(279.33)	14,068.04	37,500.00	23,431.96	45,000.00
5815-00 Tennis Coach Payments	-	1,000.00	1,000.00	9,744.00	10,000.00	256.00	12,000.00
5820-00 YOM & Christmas Decorations	-	416.67	416.67	17,896.27	4,166.70	(13,729.57)	5,000.00
5830-00 Parks and Trails Committee	15,218.44	-	(15,218.44)	42,278.00	-	(42,278.00)	-
5845-00 Crime Watch Committee	-	666.67	666.67	192.69	6,666.70	6,474.01	8,000.00
5855-00 Marketing Committee	-	833.33	833.33	5,424.74	8,333.30	2,908.56	10,000.00
5865-00 Welcome Committee	-	104.17	104.17	117.45	1,041.70	924.25	1,250.00
<b>Total Committees</b>	<b>\$19,247.77</b>	<b>\$6,770.84</b>	<b>(\$12,476.93)</b>	<b>\$89,721.19</b>	<b>\$67,708.40</b>	<b>(\$22,012.79)</b>	<b>\$81,250.00</b>
<b>Entry Maintenance</b>							
6010-01 Entry Gate Maintenance - FC	297.69	1,250.00	952.31	1,691.26	12,500.00	10,808.74	15,000.00
6010-02 Entry Gate Maintenance - SC	297.69	1,000.00	702.31	3,285.41	10,000.00	6,714.59	12,000.00
6020-00 Street Cleaning- FC	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
6030-00 Street Cleaning- SC	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
6050-01 Private Street Maintenance - FC	-	83.33	83.33	-	833.30	833.30	1,000.00
6050-02 Private Street Maintenance - SC	-	83.33	83.33	-	833.30	833.30	1,000.00
<b>Total Entry Maintenance</b>	<b>\$595.38</b>	<b>\$2,666.66</b>	<b>\$2,071.28</b>	<b>\$4,976.67</b>	<b>\$26,666.60</b>	<b>\$21,689.93</b>	<b>\$32,000.00</b>



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	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Pool</b>							
6125-00 Pool Maint/ Repair	\$-	\$6,250.00	\$6,250.00	\$73,373.45	\$62,500.00	(\$10,873.45)	\$75,000.00
6135-00 Pool Management	1,569.63	11,841.67	10,272.04	173,959.41	118,416.70	(55,542.71)	142,100.00
<b>Total Pool</b>	<b>\$1,569.63</b>	<b>\$18,091.67</b>	<b>\$16,522.04</b>	<b>\$247,332.86</b>	<b>\$180,916.70</b>	<b>(\$66,416.16)</b>	<b>\$217,100.00</b>
<b>Amenity Center</b>							
6220-00 Electrical Repairs - Amenity Center	-	416.67	416.67	2,030.00	4,166.70	2,136.70	5,000.00
6225-00 Amenity Access Repairs	-	208.33	208.33	4,538.25	2,083.30	(2,454.95)	2,500.00
6230-00 Clubhouse Supplies	1,182.65	1,541.67	359.02	5,775.69	15,416.70	9,641.01	18,500.00
6235-00 Fitness Center Expense	378.88	2,083.33	1,704.45	5,207.33	20,833.30	15,625.97	25,000.00
6241-00 Key Fob Expense- FC	-	-	-	1,169.10	-	(1,169.10)	-
6250-00 Playground Repair & Maintenance	-	208.33	208.33	-	2,083.30	2,083.30	2,500.00
6255-00 Tennis Court Repair & Maintenance	10,000.00	833.33	(9,166.67)	12,660.75	8,333.30	(4,327.45)	10,000.00
<b>Total Amenity Center</b>	<b>\$11,561.53</b>	<b>\$5,291.66</b>	<b>(\$6,269.87)</b>	<b>\$31,381.12</b>	<b>\$52,916.60</b>	<b>\$21,535.48</b>	<b>\$63,500.00</b>
<b>Other Expense</b>							
6300-00 Transfer to Reserve	-	18,312.08	18,312.08	-	183,120.80	183,120.80	219,745.00
6300-01 Transfer to Reserve - FC	-	2,925.00	2,925.00	-	29,250.00	29,250.00	35,100.00
6300-02 Transfer to Reserve - SC	-	183.33	183.33	-	1,833.30	1,833.30	2,200.00
<b>Total Other Expense</b>	<b>\$-</b>	<b>\$21,420.41</b>	<b>\$21,420.41</b>	<b>\$-</b>	<b>\$214,204.10</b>	<b>\$214,204.10</b>	<b>\$257,045.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$322,149.83</b>	<b>\$294,345.40</b>	<b>(\$27,804.43)</b>	<b>\$2,846,010.19</b>	<b>\$2,943,454.00</b>	<b>\$97,443.81</b>	<b>\$3,532,145.00</b>
<b>Net Income:</b>	<b>(\$26,559.99)</b>	<b>\$0.01</b>	<b>(\$26,560.00)</b>	<b>\$236,225.19</b>	<b>\$0.10</b>	<b>\$236,225.09</b>	<b>\$0.00</b>



**Income Statement**  
 Fall Creek Homeowners Association, Inc.  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE INCOME</b>							
<b>Income</b>							
4050-90 Interest Income - Reserve FC	\$7.79	\$-	\$7.79	\$76.49	\$-	\$76.49	\$-
4050-95 Interest Income - Reserve SC	1.73	-	1.73	18.60	-	18.60	-
4050-99 Interest Income - Reserve	115.24	-	115.24	10,563.21	-	10,563.21	-
<b>Total Income</b>	<b>\$124.76</b>	<b>\$-</b>	<b>\$124.76</b>	<b>\$10,658.30</b>	<b>\$-</b>	<b>\$10,658.30</b>	<b>\$-</b>
<b>Income</b>							
4236-90 Contribution to Reserves - FC	-	2,925.00	(2,925.00)	-	29,250.00	(29,250.00)	35,100.00
4236-95 Contribution to Reserves - SC	-	183.33	(183.33)	-	1,833.30	(1,833.30)	2,200.00
4236-99 Contribution To Reserves	-	18,312.08	(18,312.08)	-	183,120.80	(183,120.80)	219,745.00
<b>Total Income</b>	<b>\$-</b>	<b>\$21,420.41</b>	<b>(\$21,420.41)</b>	<b>\$-</b>	<b>\$214,204.10</b>	<b>(\$214,204.10)</b>	<b>\$257,045.00</b>
<b>Total RESERVE INCOME</b>	<b>\$124.76</b>	<b>\$21,420.41</b>	<b>(\$21,295.65)</b>	<b>\$10,658.30</b>	<b>\$214,204.10</b>	<b>(\$203,545.80)</b>	<b>\$257,045.00</b>
<b>Net Reserve:</b>	<b>\$124.76</b>	<b>\$21,420.41</b>	<b>(\$21,295.65)</b>	<b>\$10,658.30</b>	<b>\$214,204.10</b>	<b>(\$203,545.80)</b>	<b>\$257,045.00</b>



**Income Statement Summary - Operating**

Fall Creek Homeowners Association, Inc.

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>OPERATING INCOME</b>													
<b>Income</b>													
4050-00 Interest Income - Operating	\$-	\$-	\$-	\$51.03	\$317.68	\$296.29	\$285.31	\$244.78	\$206.07	\$185.03	\$-	\$-	\$1,586.19
4110-00 Maintenance Assessment	239,436.66	238,346.66	238,346.66	240,010.03	238,346.66	238,346.66	238,346.66	238,346.66	238,346.66	247,066.66	-	-	2,394,939.97
4111-01 Fairway Crossing Assessment	7,816.66	7,816.66	7,816.66	7,816.66	7,816.66	7,816.66	7,816.66	7,816.66	7,816.66	7,816.66	-	-	78,166.60
4111-02 Serrano Creek Assessment	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	-	-	42,000.00
4115-00 Pro-rated Assessment	-	1,950.05	-	-	-	-	568.83	-	336.53	1,730.30	-	-	4,585.71
4117-00 Fall Creek Commercial/Comm Services - Shared	-	-	-	75,000.00	-	100,000.00	-	-	21,000.00	-	-	-	196,000.00
4120-00 Builder Assessment	726.66	(245.38)	726.66	(102.04)	726.66	726.66	442.25	1,746.66	558.39	(2,333.34)	-	-	2,973.18
4135-00 Capital Improvement Fee	4,154.75	950.00	2,792.50	3,870.00	-	855.00	5,697.50	5,238.75	(28,180.00)	4,735.00	-	-	113.50
4210-00 Late Fee Income	958.86	22,159.52	7,009.61	7,290.00	7,030.89	5,353.67	3,821.63	3,850.74	2,768.59	3,934.93	-	-	64,178.44
4220-00 Fine Income	-	-	150.00	-	50.00	100.00	300.00	150.00	-	-	-	-	750.00
4230-00 Gate Entry Access Income	-	-	100.00	-	-	300.00	-	-	300.00	100.00	-	-	800.00
4230-01 Gate Entry Access Income - FC	-	-	-	-	-	350.00	100.00	150.00	50.00	-	-	-	650.00
4230-02 Gate Entry Access Income - SC	100.00	-	-	-	-	-	150.00	-	-	100.00	-	-	350.00
4235-00 Amenity Access Income	200.00	-	25.00	-	-	150.00	485.00	150.00	75.00	75.00	-	-	1,160.00
4236-00 Clubhouse Rental and Cleaning	600.00	(250.00)	(320.00)	-	(900.00)	-	(450.00)	500.00	(500.00)	-	-	-	(1,320.00)
4237-00 Clubhouse Rental	450.00	400.00	800.00	-	-	-	(500.00)	450.00	-	-	-	-	1,600.00
4238-00 Clubhouse Rental - Officer Fee	320.00	-	-	-	-	-	-	-	-	-	-	-	320.00
4240-00 Security Reimbursement - WCID 96	27,979.60	27,979.60	27,979.60	27,979.60	27,979.60	27,979.60	27,979.60	27,979.60	27,979.60	27,979.60	-	-	279,796.00
4253-00 Delinquent Assessments 5%- FC	-	-	-	-	-	-	(217.30)	-	-	-	-	-	(217.30)
4260-00 Foundation Income	-	-	-	-	-	-	-	-	1,037.50	-	-	-	1,037.50
4265-00 Tennis Income	169.32	4,070.70	754.65	-	-	-	2,449.73	2,122.89	3,198.30	-	-	-	12,765.59
<b>Total Income</b>	<b>287,112.51</b>	<b>307,377.81</b>	<b>290,381.34</b>	<b>366,115.28</b>	<b>285,568.15</b>	<b>386,474.54</b>	<b>291,475.87</b>	<b>292,946.74</b>	<b>279,193.30</b>	<b>295,589.84</b>	-	-	<b>3,082,235.38</b>
<b>Total OPERATING INCOME</b>	<b>287,112.51</b>	<b>307,377.81</b>	<b>290,381.34</b>	<b>366,115.28</b>	<b>285,568.15</b>	<b>386,474.54</b>	<b>291,475.87</b>	<b>292,946.74</b>	<b>279,193.30</b>	<b>295,589.84</b>	-	-	<b>3,082,235.38</b>
<b>OPERATING EXPENSE</b>													
<b>General Maintenance</b>													



**Income Statement Summary - Operating**

Fall Creek Homeowners Association, Inc.

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5110-00 General	\$5,062.83	\$125.00	\$10,564.20	\$16,972.86	\$3,714.21	\$8,989.25	\$6,725.05	\$5,675.87	\$2,526.61	\$11,530.63	\$-	\$-	\$71,886.51
Maint./Repairs													
5110-01 General	-	-	351.81	850.00	-	-	-	358.85	-	1,373.10	-	-	2,933.76
Maint./Repairs - FC													
5110-02 General	-	86.60	384.29	86.60	86.60	86.60	-	303.64	-	386.35	-	-	1,420.68
Maint./Repairs - SC													
5111-00 Lighting Repair & Maintenance	-	-	935.00	8,582.33	587.50	-	-	-	-	1,703.25	-	-	11,808.08
5140-00 Landscape Maintenance Contract	76,454.88	79,854.88	76,454.88	85,809.65	85,604.79	85,604.79	87,124.62	85,604.79	85,604.79	85,604.79	-	-	833,722.86
5145-00 Landscape Extras & Improvement	5,983.07	5,107.24	3,471.57	25,192.69	19,057.96	10,951.52	19,726.34	78,345.19	6,853.41	5,061.78	-	-	179,750.77
5145-01 Landscape Extras & Improvement - FC	-	-	2,758.21	1,118.77	-	850.00	-	838.94	-	633.26	-	-	6,199.18
5145-02 Landscape Extras & Improvement - SC	1,093.33	-	6,603.25	-	4,890.37	-	-	-	-	-	-	-	12,586.95
5150-00 Irrigation Maint/Repairs	2,569.05	3,188.75	10,235.26	1,994.71	8,072.25	14,502.85	1,582.55	3,194.30	5,614.27	2,847.05	-	-	53,801.04
5151-00 Irrigation Maint/Repairs - SC	-	-	712.92	-	910.24	1,057.12	-	811.35	-	417.80	-	-	3,909.43
5152-00 Irrigation Maint/Repairs - FC	-	1,065.13	-	-	-	862.44	-	862.87	-	307.02	-	-	3,097.46
5155-00 Fence Maintenance & Repair	1,780.00	5,196.00	3,692.87	-	-	8,690.27	-	12,270.00	28,737.33	22,758.64	-	-	83,125.11
5160-00 Cleaning Services	1,338.47	4,608.93	1,996.94	445.00	2,513.82	445.00	3,410.41	1,230.00	2,781.94	1,743.47	-	-	20,513.98
5180-00 Pest Control	-	2,004.61	-	992.66	992.66	1,202.68	680.23	1,618.38	659.25	-	-	-	8,150.47
5185-00 Holiday Decorating	-	-	-	-	-	-	-	-	-	16,835.31	-	-	16,835.31
<b>Total General</b>	<b>94,281.63</b>	<b>101,237.14</b>	<b>118,161.20</b>	<b>142,045.27</b>	<b>126,430.40</b>	<b>133,242.52</b>	<b>119,249.20</b>	<b>191,114.18</b>	<b>132,777.60</b>	<b>151,202.45</b>	-	-	<b>1,309,741.59</b>
<b>Maintenance</b>													
<b>Utilities</b>													
5220-00 Water / Sewer	5,282.42	5,295.86	5,683.52	7,222.84	13,355.79	16,761.57	22,215.65	32,172.69	23,696.43	29,647.27	-	-	161,334.04
5230-00 Streetlight Electric	19,998.48	149.65	22,579.41	19,905.34	19,938.06	17,344.30	17,615.14	17,688.99	17,559.49	17,839.95	-	-	170,618.81
5240-00 Telephone	1,085.04	1,083.70	903.20	1,346.71	1,091.17	1,346.15	1,101.78	(4,682.00)	807.08	1,163.62	-	-	5,246.45
5240-01 Telephone - FC	-	-	-	-	-	-	-	2,602.46	322.49	-	-	-	2,924.95
5240-02 Telephone - SC	-	-	-	-	-	-	-	3,197.46	397.72	-	-	-	3,595.18
5250-00 Gas Service	505.93	600.31	547.74	426.31	43.83	40.62	44.64	43.50	65.25	147.79	-	-	2,465.92
5260-00 Cable TV	99.57	99.57	109.54	99.57	99.57	99.57	109.54	106.75	106.75	106.75	-	-	1,037.18
5270-00 Trash Collection	375.65	757.16	375.65	342.05	362.52	358.39	355.41	358.23	357.65	357.65	-	-	4,000.36
<b>Total Utilities</b>	<b>27,347.09</b>	<b>7,986.25</b>	<b>30,199.06</b>	<b>29,342.82</b>	<b>34,890.94</b>	<b>35,950.60</b>	<b>41,442.16</b>	<b>51,488.08</b>	<b>43,312.86</b>	<b>49,263.03</b>	-	-	<b>351,222.89</b>
<b>Administrative</b>													
5300-00 Interest Expense	-	-	-	-	-	-	65.40	-	-	-	-	-	65.40
5310-00 General Administrative	1,053.73	11,540.30	1,266.66	952.76	1,172.85	2,952.33	1,578.63	3,086.68	6,470.32	6,860.60	-	-	36,934.86
5311-00 Meeting Expense	15.00	240.26	328.38	-	-	468.43	263.59	662.97	193.92	1,904.70	-	-	4,077.25





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5325-00 Storage Fees	\$-	\$-	\$98.00	\$98.00	\$-	\$-	\$1,274.00	\$-	\$-	\$-	\$-	\$-	\$1,470.00
5335-00 Internet/Web Services	3,558.53	1,395.07	2,853.08	3,511.75	3,204.01	1,780.51	4,214.94	2,976.11	2,985.41	3,551.86	-	-	30,031.27
5350-00 NSF- Processing Fee	17.98	(17.98)	-	-	-	-	-	-	-	-	-	-	-
5370-00 Licenses/Fees/Permits	-	-	60.00	-	120.00	-	-	-	-	-	-	-	180.00
5380-00 Contributions/Donations	-	-	-	-	6,720.00	-	-	-	-	-	-	-	6,720.00
5390-00 Misc. Expenses	31.55	-	-	-	-	-	-	-	-	-	-	-	31.55
5740-00 Recoverable Collections	-	-	-	60.00	-	(60.00)	-	-	-	-	-	-	-
<b>Total Administrative</b>	<b>4,676.79</b>	<b>13,157.65</b>	<b>4,606.12</b>	<b>4,622.51</b>	<b>11,216.86</b>	<b>5,141.27</b>	<b>7,396.56</b>	<b>6,725.76</b>	<b>9,649.65</b>	<b>12,317.16</b>	-	-	<b>79,510.33</b>
<b>Professional Services</b>													
5410-00 Management Fee	11,563.34	11,563.34	14,198.32	13,504.32	11,698.32	11,698.32	14,053.16	14,057.02	14,683.19	14,548.02	-	-	131,567.35
5420-00 Audit	-	-	-	-	-	-	-	6,100.00	-	-	-	-	6,100.00
5430-00 Legal	1,040.00	422.50	422.50	65.00	-	2,795.00	1,430.00	2,529.23	975.00	424.50	-	-	10,103.73
5450-00 Pool/Rec. Ctr. Administration	1,995.00	1,995.00	1,995.00	1,995.00	1,995.00	1,995.00	1,995.00	1,995.00	1,995.00	1,995.00	-	-	19,950.00
5710-00 Recoverable Legal	(457.18)	457.18	-	-	-	-	-	-	-	-	-	-	-
<b>Total Professional Services</b>	<b>14,141.16</b>	<b>14,438.02</b>	<b>16,615.82</b>	<b>15,564.32</b>	<b>13,693.32</b>	<b>16,488.32</b>	<b>17,478.16</b>	<b>24,681.25</b>	<b>17,653.19</b>	<b>16,967.52</b>	-	-	<b>167,721.08</b>
<b>Insurance &amp; Taxes</b>													
5540-00 Insurance Expense	4,660.04	4,792.61	18,823.79	17,435.98	17,435.98	17,435.98	17,435.98	17,435.98	17,435.98	17,435.98	-	-	150,328.30
5550-00 Taxes	-	-	4,009.64	0.84	2.94	-	-	-	-	25.03	-	-	4,038.45
<b>Total Insurance &amp; Taxes</b>	<b>4,660.04</b>	<b>4,792.61</b>	<b>22,833.43</b>	<b>17,436.82</b>	<b>17,438.92</b>	<b>17,435.98</b>	<b>17,435.98</b>	<b>17,435.98</b>	<b>17,435.98</b>	<b>17,461.01</b>	-	-	<b>154,366.75</b>
<b>Lake Maintenance</b>													
5620-00 Lake Maintenance	1,761.45	1,878.47	2,647.40	1,200.00	2,063.64	1,469.28	4,630.43	2,409.73	1,874.96	2,332.79	-	-	22,268.15
5620-01 Lake Maintenance - FC	1,323.58	900.00	2,296.95	1,171.27	2,505.68	928.75	1,339.68	1,637.63	1,036.40	1,741.68	-	-	14,881.62
5620-02 Lake Maintenance - SC	881.45	1,009.20	1,682.63	600.00	1,009.20	736.40	903.43	1,543.97	897.70	1,462.88	-	-	10,726.86
5630-01 Lake Chemicals - FC	-	-	-	-	-	17.38	-	-	-	-	-	-	17.38
5630-02 Lake Chemicals - SC	-	-	-	-	-	272.80	-	-	-	-	-	-	272.80
<b>Total Lake Maintenance</b>	<b>3,966.48</b>	<b>3,787.67</b>	<b>6,626.98</b>	<b>2,971.27</b>	<b>5,578.52</b>	<b>3,424.61</b>	<b>6,873.54</b>	<b>5,591.33</b>	<b>3,809.06</b>	<b>5,537.35</b>	-	-	<b>48,166.81</b>
<b>Security Expense</b>													
5750-00 Patrol Services	34,926.29	35,281.61	34,577.00	34,577.00	34,577.00	41,537.00	36,277.00	36,277.00	36,277.00	36,277.00	-	-	360,583.90
5770-00 False Alarms	375.00	75.00	150.00	225.00	235.00	75.00	-	-	-	150.00	-	-	1,285.00
<b>Total Security Expense</b>	<b>35,301.29</b>	<b>35,356.61</b>	<b>34,727.00</b>	<b>34,802.00</b>	<b>34,812.00</b>	<b>41,612.00</b>	<b>36,277.00</b>	<b>36,277.00</b>	<b>36,277.00</b>	<b>36,427.00</b>	-	-	<b>361,868.90</b>
<b>Committees</b>													
5810-00 Community Events	3,770.81	10.81	333.42	308.40	10.81	10.81	10.81	1,995.11	3,587.73	4,029.33	-	-	14,068.04
5815-00 Tennis Coach	1,975.00	-	5,469.00	-	-	-	-	1,100.00	1,200.00	-	-	-	9,744.00
Payments													



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5820-00 YOM & Christmas Decorations	\$-	\$-	\$17,234.27	\$-	\$662.00	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$17,896.27
5830-00 Parks and Trails Committee	-	-	650.00	2,286.43	2,807.50	(119,577.50)	605.35	137,550.94	2,736.84	15,218.44	-	-	42,278.00
5845-00 Crime Watch Committee	-	-	-	-	-	-	192.69	-	-	-	-	-	192.69
5855-00 Marketing Committee	3,525.00	504.94	-	-	-	-	-	319.80	1,075.00	-	-	-	5,424.74
5865-00 Welcome Committee	-	-	117.45	-	-	-	-	-	-	-	-	-	117.45
<b>Total Committees</b>	<b>9,270.81</b>	<b>515.75</b>	<b>23,804.14</b>	<b>2,594.83</b>	<b>3,480.31</b>	<b>(119,566.69)</b>	<b>808.85</b>	<b>140,965.85</b>	<b>8,599.57</b>	<b>19,247.77</b>	-	-	<b>89,721.19</b>
<b>Entry Maintenance</b>													
6010-01 Entry Gate Maintenance - FC	297.69	(12,158.94)	297.69	368.05	595.38	393.82	416.77	(18,142.14)	29,325.25	297.69	-	-	1,691.26
6010-02 Entry Gate Maintenance - SC	476.30	297.69	297.69	297.69	595.38	-	297.69	595.38	129.90	297.69	-	-	3,285.41
<b>Total Entry Maintenance</b>	<b>773.99</b>	<b>(11,861.25)</b>	<b>595.38</b>	<b>665.74</b>	<b>1,190.76</b>	<b>393.82</b>	<b>714.46</b>	<b>(17,546.76)</b>	<b>29,455.15</b>	<b>595.38</b>	-	-	<b>4,976.67</b>
<b>Pool</b>													
6125-00 Pool Maint/ Repair	17,131.00	10,835.15	3,904.35	14,060.00	3,626.57	2,197.37	2,078.08	16,290.93	3,250.00	-	-	-	73,373.45
6135-00 Pool Management	2,441.04	2,354.44	2,354.44	7,135.62	22,466.81	41,470.94	41,557.54	32,957.54	19,651.41	1,569.63	-	-	173,959.41
<b>Total Pool</b>	<b>19,572.04</b>	<b>13,189.59</b>	<b>6,258.79</b>	<b>21,195.62</b>	<b>26,093.38</b>	<b>43,668.31</b>	<b>43,635.62</b>	<b>49,248.47</b>	<b>22,901.41</b>	<b>1,569.63</b>	-	-	<b>247,332.86</b>
<b>Amenity Center</b>													
6220-00 Electrical Repairs - Amenity Center	-	-	2,030.00	-	-	-	-	-	-	-	-	-	2,030.00
6225-00 Amenity Access Repairs	-	-	-	-	857.75	-	-	-	3,680.50	-	-	-	4,538.25
6230-00 Clubhouse Supplies	375.95	893.04	137.69	-	539.29	950.64	160.38	562.81	973.24	1,182.65	-	-	5,775.69
6235-00 Fitness Center Expense	378.88	1,982.81	753.92	378.88	676.32	69.69	89.29	428.97	69.69	378.88	-	-	5,207.33
6241-00 Key Fob Expense-FC	-	-	1,169.10	-	-	-	-	-	-	-	-	-	1,169.10
6255-00 Tennis Court Repair & Maintenance	362.64	386.04	-	198.10	-	177.84	-	919.40	616.73	10,000.00	-	-	12,660.75
<b>Total Amenity Center</b>	<b>1,117.47</b>	<b>3,261.89</b>	<b>4,090.71</b>	<b>576.98</b>	<b>2,073.36</b>	<b>1,198.17</b>	<b>249.67</b>	<b>1,911.18</b>	<b>5,340.16</b>	<b>11,561.53</b>	-	-	<b>31,381.12</b>
<b>Total OPERATING EXPENSE</b>	<b>215,108.79</b>	<b>185,861.93</b>	<b>268,518.63</b>	<b>271,818.18</b>	<b>276,898.77</b>	<b>178,988.91</b>	<b>291,561.20</b>	<b>507,892.32</b>	<b>327,211.63</b>	<b>322,149.83</b>	-	-	<b>2,846,010.19</b>
<b>Net Income:</b>	<b>72,003.72</b>	<b>121,515.88</b>	<b>21,862.71</b>	<b>94,297.10</b>	<b>8,669.38</b>	<b>207,485.63</b>	<b>(85.33)</b>	<b>(214,945.58)</b>	<b>(48,018.33)</b>	<b>(26,559.99)</b>	-	-	<b>236,225.19</b>



**Income Statement Summary - Reserve**  
 Fall Creek Homeowners Association, Inc.  
 Fiscal Period: October 2020

Date: 11/11/2020  
 Time: 12:48 pm  
 Page: 5

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>RESERVE INCOME</b>													
<b>Income</b>													
4050-90 Interest Income - Reserve FC	\$8.82	\$7.59	\$7.69	\$7.31	\$7.56	\$7.31	\$8.02	\$7.09	\$7.31	\$7.79	\$-	\$-	\$76.49
4050-95 Interest Income - Reserve SC	2.59	2.29	2.02	1.64	1.69	1.63	1.78	1.59	1.64	1.73	-	-	18.60
4050-99 Interest Income - Reserve	1,084.86	2,757.78	2,073.08	625.83	(25.72)	1,302.94	1,267.26	713.55	648.39	115.24	-	-	10,563.21
<b>Total Income</b>	<b>1,096.27</b>	<b>2,767.66</b>	<b>2,082.79</b>	<b>634.78</b>	<b>(16.47)</b>	<b>1,311.88</b>	<b>1,277.06</b>	<b>722.23</b>	<b>657.34</b>	<b>124.76</b>	-	-	<b>10,658.30</b>
<b>Total RESERVE INCOME</b>	<b>1,096.27</b>	<b>2,767.66</b>	<b>2,082.79</b>	<b>634.78</b>	<b>(16.47)</b>	<b>1,311.88</b>	<b>1,277.06</b>	<b>722.23</b>	<b>657.34</b>	<b>124.76</b>	-	-	<b>10,658.30</b>
<b>Net Reserve:</b>	<b>1,096.27</b>	<b>2,767.66</b>	<b>2,082.79</b>	<b>634.78</b>	<b>(16.47)</b>	<b>1,311.88</b>	<b>1,277.06</b>	<b>722.23</b>	<b>657.34</b>	<b>124.76</b>	-	-	<b>10,658.30</b>